

Division 6 Parking and Storage Standards

35-525 Outdoor Storage Standards

(a) Applicability

The provisions of this Section apply to the keeping, in an unroofed area, any goods, junk, material, or merchandise in the same place for more than twenty-four (24) hours. For purposes of this Section, Outdoor Storage is divided into the following categories:

(1) Class 1 Storage

- The storage of passenger vehicles incidental to a Residential Use.
- The incidental storage of materials on construction sites.

(2) Class 2 Storage

Class 2 Storage includes the following:

- The storage of live plants on lots or parcels of not less than one (1) acre.
- The storage of goods incidental to the on-site sale of feed, grain, fertilizers, pesticides and similar goods, or the provision of agricultural services.
- The display, except along a property line of a lot zoned for a residential use, of the following merchandise outdoors: artwork or pottery; flowers or plants; food products; handcrafted goods; and recreational equipment, including roller skates, bicycles, windsurf boards, and watercraft.

(3) Class 3 Storage

Class 3 Storage includes the following:

- Storage of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats for sale incidental to the use of a Lot or Parcel as a Car dealer, a Bus, Truck, Mobile Homes, Or Large Vehicle Dealer, or a Mini-Warehouse.
- Storage incidental to monument retail sales, including the retail sale of monuments for placement on graves, and the the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.

(4) Class 4 Storage

Class 4 Storage involves the display of merchandise other than that described in Subsection (2) outdoors during business hours where screened from view off-premises.

(5) Class 5 Storage

Class 5 Storage includes any of the following:

- A. The storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.
- B. The storage of materials or equipment related to research services, and excludes bulk warehousing or permanent storage of hazardous or toxic substances.
- C. The storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.
- D. The long term storage of vehicles, including the storage of vehicles towed from private parking areas and impound yards, but excluding dismantling or salvage. For purposes of this subsection, "long term" means a period of at least fourteen (14) days.
- E. Storage incidental to the use of a site for the eradication or control of rodents, insects, or other pests on sites other than where the service is rendered.
- F. Storage of materials or equipment, including monument or stone yards, grain elevators, and open storage yards.
- G. Storage incidental to the maintenance, repair, vehicular or equipment servicing, equipment service centers, commercial services, contracting, or industrial activities, or similar activities.
- H. Storage incidental to the the use of a site for manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of products.
- Storage incidental to offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles.

(b) Standards

The standards for Outdoor Storage are based upon the classification of the storage activities as set forth in subsection (a), above. The Standards set forth in Column (A), below, apply to Class 1 Storage activities if there is an asterisk (*) in Column (B). The Standards set forth in Column (A), below, apply to Class 2 Storage activities if there is an asterisk (*) in Column (C). The Standards set forth in Column (A), below, apply to Class 3 Storage activities if there is an asterisk (*) in Column (D). The Standards set forth in Column (A), below, apply to Class 4 Storage activities if there is an asterisk (*) in Column (E). The Standards set forth in Column (A), below, apply to Class 5 Storage activities if there is an asterisk (*) in Column (F).

(A) Standard	(B) Class 1	(C) Class 2	(D) Class 3	(E) Class 4	(F) Class 5
(1) Storage areas shall be restricted to the rear yard or, for passenger vehicles, to a garage or driveway.	*				
(2) Storage areas shall be located in the rear yard unless they are completely screened from view by the natural topography or by a Type "B" Buffer (see § 35-510(c) , Buffer Standards of this Chapter) or, in the I-1 or I-2 districts, a fence which complies with § 35-510(g) of this Chapter.				*	*
(3) There shall be no storage of vehicles (other than noncommercial off-Street parking), or storage or display of any merchandise or materials of any kind in any front yard, side yard or rear yard as required by this Chapter, which abuts any residential district unless a Type "C" Buffer (see § 35-510(c) , Buffer Standards of this Chapter) is provided.		*	*	*	*
(4) Outdoor storage areas shall be screened from street view and adjacent residence, office, and commercial districts to a height commensurate with the location and height of the proposed storage. Outdoor storage areas shall be screened from the public street view to a height of at least six feet (6').				*	*
(5) The storage area shall not exceed 20 percent of the site.	*		*		
(6) The storage area shall not exceed 50 percent of the site.		*		*	

35-526 *Parking & Loading Standards*

This Section implements the following provisions of the Master Plan:

- *Urban Design, Policy 5g: additional parking where needed, but ensure that it is integrated into the surrounding environment.*
- *Urban Design, Policy 5g: Provide incentives to encourage private construction and ownership of structured parking facilities in those areas with the highest need.*
- *Urban Design, Policy 5g: Update parking code requirements to ensure that parking facilities reflect the surrounding natural, architectural and historic characteristics.*
- *Urban Design, Policy 5g: Promote mixed-use off-Street parking facilities whereby two or more distinguishable land uses have a common parking area.*
- *Urban Design, Policy 5g: Enact reasonable maximum parking ratios.*

(a) *General requirements*

The off-street parking facilities required by this article shall be provided for all uses except where otherwise indicated by this Section. The location, design, and number of spaces shall conform to the provisions of this Section. In the event a use is enlarged or expanded, the amount of off-street parking facilities that would be required if the increment were a separate use shall be provided.

(b) *Table of off-Street parking requirements*

- (1) Table 526-3 establishes the minimum number of parking spaces required, the maximum number of parking spaces permitted, and the minimum number of bicycle spaces required, for the uses indicated. Applicants are entitled to a reduction in the minimum parking requirements of Table 526-3 pursuant to § [35-523\(f\)\(2\)](#) of this Code to help meet the minimum tree preservation requirements.
- (2) Where the parking variable indicated in Table 526-3 is the number employees, the parking requirements shall be based on the largest shift rather than the total number of employees.
- (3) Where the parking variable indicated in Table 526-3 is square footage, the square footage shall not include any floor area accessory to a retail use which is devoted exclusively to storage or employee training.
- (4) For the purposes of parking calculations, the gross area of any parking garage within a building shall not be included within the Gross Floor Area of the building.
- (5) Structured Parking and Pervious Pavement shall not be subject to the maximum parking requirements.
- (6) The Administrator may waive up to fifty percent (50%) of the minimum parking spaces required by Table 526-3 upon a written finding that the waiver will result in the preservation of woodlands or significant stands of trees in a natural state, or that the waiver will further a public purpose established in the Master Plan.

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
ACCESSORY USES (SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
ASSISTED LIVING OR ELDERLY HOME	0.3 per room	1 per room
ATHLETIC FIELDS (NON-COMMERCIAL & SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
AUTOMOBILE NONCOMMERCIAL PARKING (Board of Adjustment)	1.5 per unit	2 per unit
BED and BREAKFAST	0.3 per room	1 per room
CEMETERY or MAUSOLEUM	N/A	N/A
CHILD - CARE INSTITUTION (BASIC)	1 per 375 sf GFA	1.5 per 375 sf GFA
CHURCH, TEMPLE, MOSQUE	1 per 8 seats	1 per 1.5 seats
DAYCARE CENTER (commercial or nonprofit)	1 per 375 sf GFA	1.5 per 375 sf GFA
DWELLING - 1 FAMILY (Attached or townhouse)	N/A	N/A
DWELLING - 1 FAMILY (Detached)	N/A	N/A
DWELLING - 2 FAMILY	1 per unit	2 per unit
DWELLING - 3 FAMILY	1.5 per unit	2 per unit
DWELLING - 4 FAMILY	1.5 per unit	2 per unit
DWELLING - ACCESSORY (Carriage houses, Granny flats, Echo homes)	N/A	N/A
DWELLING - COLLEGE FRATERNITY (Off Campus)	1 per 2 beds	1 per bed
DWELLING - School dormitories or housing (Off Campus)	1 per 2 beds	1 per bed
DWELLING - HUD-CODE MANUFACTURED HOMES (residential)	N/A	N/A
DWELLING - MULTIFAMILY (25 units maximum)	1.5 per unit	2 per unit

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
DWELLING - MULTIFAMILY (30 units maximum)	1.5 per unit	2 per unit
DWELLING - MULTIFAMILY (40 units maximum)	1.5 per unit	2 per unit
DWELLING - MULTIFAMILY (50 units maximum)	1.5 per unit	2 per unit
DWELLING - ROWHOUSE, ZERO LOT LINE	1 per unit	2 per unit
DWELLING - TOWNHOUSE	1 per unit	2 per unit
FAMILY HOME	1 per 250 sf GFA	1 per 200 sf GFA
FARMING and TRUCK GARDEN	N/A	N/A
FOSTER FAMILY HOME	1 per 250 sf GFA	1 per 200 sf GFA
FOSTER GROUP HOME	1 per 375 sf GFA	1.5 per 375 sf GFA
GOLF COURSE (accessory to a residential subdivision)	N/A	N/A
GROUP DAY-CARE HOME	1 per 375 sf GFA	1.5 per 375 sf GFA
MUSEUM	1 per 1,000 sf GFA	1.5 per 1,000 sf GFA
NURSERY (1 acre minimum)	N/A	N/A
RADIO / TELEVISION STATION WITH TRANSMITTER TOWER	1 per employee	N/A
RECREATION FACILITY (PUBLIC & NON-COMMERCIAL)	1 per 600 sf GFA	1 per 500 sf GFA
REGISTERED FAMILY HOME (12 children maximum)	1 per 375 sf GFA	1.5 per 375 sf GFA
ROOMING HOUSE	0.3 per room	1 per room
SCHOOL - PRIVATE (includes Church schools, private schools K-12, privately owned college or university, trade or specialty school)	according to use	according to use
SCHOOL - PUBLIC (includes all ISD schools K-12, open enrollment charter schools, public college or university	according to use	according to use

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
UNIVERSITY or COLLEGE (private)	1 per 4 students	1 per 2 students
WIRELESS COMMUNICATION SYSTEM	N/A	N/A

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
ACCESSORY	ACCESSORY USES - secondary or incidental to primary use	N/A	N/A
ALCOHOL	ALCOHOL - bar and/or tavern	1 per 2 seats	1 per 1.5 seats
ALCOHOL	ALCOHOL - beverage manufacture or brewery - alcohol	1 per 1,500 sf GFA	1 per 300 sf GFA
ALCOHOL	ALCOHOL - distillation, storage	1 per 600 sf GFA	1 per 350 sf GFA
ALCOHOL	ALCOHOL - microbrewery	1 per 2 seats	1 per 1.5 seats
ALCOHOL	ALCOHOL - beverage retail sales	1 per 300 sf GFA	1 per 200 sf GFA
ALCOHOL	ALCOHOL - winery with bottling	1 per 1,500 sf GFA	1 per 300 sf GFA
AMUSEMENT	ANIMAL RACETRACK and/or RODEO ARENA	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA
AMUSEMENT	CARNIVAL and/or CIRCUS	1 per 600 sf outdoor recreation area	1 per 500 sf outdoor recreation area
AMUSEMENT	CARNIVAL and/or CIRCUS (temporary for not more than 60 days)	1 per 600 sf outdoor recreation area	1 per 500 sf outdoor recreation area
AMUSEMENT	FAIRGROUND and/or STADIUM	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA
AMUSEMENT	MINIATURE GOLF	1 per hole	2 per hole
AMUSEMENT	AMUSEMENT and/or THEME PARK - outdoor rides	1 per 600 sf outdoor recreation area	1 per 500 sf outdoor recreation area
AMUSEMENT	BILLIARD OR POOL HALL - no alcohol in "C-2"	5 per 1,000 sf GFA	6 per 1,000 sf GFA
AMUSEMENT	BINGO PARLOR	5 per 1,000 sf GFA	6 per 1,000 sf GFA
AMUSEMENT	CARNIVAL and/or CIRCUS - temporary use (time set by city council on individual case consideration)	1 per 600 sf outdoor recreation area	1 per 500 sf outdoor recreation area
AMUSEMENT	DANCE HALL	1 per 2 seats	1 per 1.5 seats
AMUSEMENT	GO-CART TRACK	1 per 6 seats of 1 per 30 sf of GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA if no permanent seats
AMUSEMENT	LASER HIDE & SEEK GAMES - indoors	1 per 6 seats of 1 per 30 sf of GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA if no permanent seats
AMUSEMENT	LASER HIDE & SEEK GAMES - outdoors permitted	1 per 6 seats of 1 per 30 sf of GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA if no permanent seats

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
AMUSEMENT	RACING - auto or truck track	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA
AMUSEMENT	THEATER - indoor permitting over 2 screens and/or stages	1 per 6 seats	1 per 4 seats
AMUSEMENT	THEATER - indoor with 2 or less screens and/or stages	1 per 6 seats	1 per 4 seats
AMUSEMENT	THEATER - outdoor including drive-in & amphitheaters	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA
AMUSEMENT	VIDEO GAMES - coin or token operated	1 per device	N/A
ANIMAL	ANIMAL - equestrian center and riding trails	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	ANIMAL - pound or shelter	1 per employee	N/A
ANIMAL	BREEDER - small animal only	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	CEMETERY - pets (limited to small animals)	N/A	N/A
ANIMAL	DOG TRAINING - indoor	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	DOG TRAINING - outdoor permitted	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	KENNEL - boarding & breeding (see health & environmental)	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	PET GROOMING - small animals only	1 per 300 sf GFA	1 per 200 sf GFA
ANIMAL	SMALL ANIMAL CLINIC - no outside runs	1 per employee	N/A
ANIMAL	SMALL ANIMAL HOSPITAL - outside runs are permitted	1 per employee	N/A
ANIMAL	STOCKYARD	1 per 1,500 sf GFA	1 per 300 sf GFA
ANIMAL	VETERINARY HOSPITAL - large & small animal (outside runs, pens & paddocks permitted)	1 per employee	N/A
ANIMAL	VETERINARY HOSPITAL - large & small animal (no outside runs, pens & paddocks permitted)	1 per employee	N/A
ANIMAL	VETERINARY HOSPITAL - small animal (outside runs, pens & paddocks permitted)	1 per employee	N/A
ANIMAL	VETERINARY HOSPITAL - small animals (no outside runs, pens & paddocks permitted)	1 per employee	N/A
AUTO	TRUCK & HEAVY EQUIPMENT - auction	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AMBULANCE SERVICE	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO - glass tinting	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
AUTO	AUTO - manufacture	1 per 1,500 sf GFA	1 per 300 sf GFA
AUTO	AUTO & LIGHT TRUCK - oil, lube & tune up	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO & LIGHT TRUCK AUCTION	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO & LIGHT TRUCK REPAIR	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	AUTO & VEHICLE SALES - new and used-small scale (no more than 15 vehicles currently licensed and in running condition on site at any given time for storage and/or sale)	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO & VEHICLE SALES - new and used-large scale	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO - rental (pickup & drop off only in "C-2")	1 per 1,000 sf GFA	1 per 200 sf GFA
AUTO	AUTO ALARM & RADIO - retail (install. incidental to sales in "C-2")	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO GLASS SALES - installation permitted	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO MUFFLER - installation and sales only	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
AUTO	AUTO PAINT & BODY - repair with outside storage limited to 3 vehicles (all outside storage of parts to be totally screened)	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	AUTO PAINT & BODY - repair with outside storage of vehicles and parts permitted but totally screened from view of adjacent property owners and public roadways	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	AUTO PARTS RETAIL - no outside storage in "C-2"	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	AUTO PARTS RETAIL - w/installation & no outside storage	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	AUTO STATE VEHICLE INSPECTION STATION	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
AUTO	AUTO UPHOLSTERY - sales and installation completely enclosed	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	CARWASH - automatic and attendant operated	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	CARWASH - automatic self service drive-thru	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	CARWASH - self service	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	LIMOUSINE SERVICE -dispatch & office use only no servicing of vehicles onsite	N/A	N/A
AUTO	PARKING & TRANSIENT VEHICLE STORAGE - related to a delivery (auto, truck, trailer & marine)(each vehicle limited to 24 hours maximum parking time within any 48 hour period in "C3", "D" & "L")	N/A	N/A
AUTO	PARKING AND/OR STORAGE - long term	N/A	N/A
AUTO	PARKING LOT - noncommercial	N/A	N/A
AUTO	PARKING LOT or GARAGE - commercial	N/A	N/A
AUTO	TAXI SERVICE - parking & dispatch (no washing or mechanical service permitted)	N/A	N/A
AUTO	TAXI SERVICE - parking & dispatch (washing or mechanical service permitted)	N/A	N/A
AUTO	TIRE REPAIR - auto & small truck (sale and installation only, no mechanical service permitted)	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	TRUCK REPAIR & MAINTENANCE	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	TRUCK STOP OR LAUNDRY - full mechanical service & repair permitted	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
AUTO	TRUCK STOP OR LAUNDRY - tire repair permitted	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	VEHICLE STORAGE - see "AUTO PARKING AND/OR STORAGE LONG TERM"	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	WRECKER SERVICE	N/A	N/A
BEVERAGE	BEVERAGE MANUFACTURE - non-alcohol	1 per 1,500 sf GFA	1 per 300 sf GFA
CHURCH	CHURCH	1 per 8 seats	1 per 1.5 seats
DRY GOODS - wholesale	DRY GOODS - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
DWELLING	APARTMENT or EXTENDED STAY HOUSING - see (HOUSING - apartment or extended stay hotel)		
DWELLING	DWELLING - attached apartments with maximum density of 6 dwellings per gross acre (allowed ratio of 1 sq. ft. of residential floor use to 1 sq. ft. of nonresidential floor use)	1 per unit	1.9 per unit
DWELLING	DWELLING - attached apartments with maximum density of 10 dwellings per gross acre (allowed ratio of 1 sq. ft. of residential floor use to 1 sq. ft. of nonresidential floor use)	1 per unit	1.9 per unit
DWELLING	DWELLING - attachments apartments with maximum density of 20 dwellings per gross acre (allowed ratio of 2 sq. ft. of residential floor use to 1 sq. ft. of nonresidential floor use)	1 per unit	1.9 per unit
DWELLING	DWELLING - attached apartments with maximum density of 50 dwellings per gross acre (allowed ratio of 4 sq. ft. of residential floor use to 1 sq. ft. of nonresidential floor use)	1 per unit	1.9 per unit
DWELLING	DWELLING OTHER - see (HOUSING)		
DWELLING	GROUP DAY CARE - SEE (HOUSING - group day care limited to 12 individuals)		
DWELLING	HOTEL - SEE (HOUSING - hotel)		
DWELLING	MOTEL - see (HOUSING - motel)		
FABRIC	ELECTRONIC COMPONENT - fabrication	1 per 1,500 sf GFA	1 per 300 sf GFA
GOV.	ARMORY	N/A	N/A
GOV.	CORRECTION INSTITUTION	1 per employee on maximum shift, 1 per service vehicle	1 per employee on maximum shift, 1 per service vehicle

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
HOUSING	HOUSING - BOARDING HOUSE	1 per guest room plus 2 spaces for owners section	N/A
HOUSING	HOUSING - multifamily dwellings, extended stay hotel or timeshares	1 per unit	1.9 per unit
HOUSING	HOUSING - group day care limited to 12 individuals	0.3 per room	1 per room
HOUSING	HOUSING - hotel	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space
HOUSING	HOUSING - motel	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space
INDUST	BATCHING PLANT	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	BATCHING PLANT - temporary in "C-3" and "L" (6 months maximum)	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	BOOKBINDER	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	CABINET or CARPENTER SHOP	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	CAN RECYCLE COLLECTION STATION - no shredding	1 per employee	N/A
INDUST	COFFEE ROASTING	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	CONTRACTOR FACILITY	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	CREAMERY	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	DRY CLEANING - plant	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	LAUNDRY - plant	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	LUMBER YARD and BUILDING MATERIALS	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
INDUST	MACHINE SHOP	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	PECAN SHELLING	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	RUG CLEANING	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	WELDING SHOP - limited to three employees & screening of outside storage in "C-3"	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ABRASIVE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ACETYLENE GAS - manufacturing & storage	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	AIR PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ARTIFICIAL LIMB ASSEMBLY	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ASBESTOS PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
MANF.	ASPHALT PRODUCTS - manufacturing	1 per 1,000 sf GFA	1 per 200 sf GFA
MANF.	BAG CLEANING	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BATTERY - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BEVERAGE - manufacturing or processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BIOMEDICAL PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BOAT & MARINE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BOILER and TANK WORKS	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BROOM, BRUSH - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	BUILDING SPECIALTIES - wholesale outside storage permitted	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	BULK PLANT or TERMINAL	N/A	N/A
MANF.	CAN MANUFACTURE	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CANDLE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CANDY - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CANVAS PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CHEMICAL - manufacturing or processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CHEMICAL/DRUG - wholesale & storage	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	CLOTHING MANUFACTURE - chemical process	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CLOTHING MANUFACTURE - non-chemical process	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	CONCRETE PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	COTTON COMPRESS, GINNING and BAILING	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	DRUG - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ELECTRONIC COMPONENT - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ELECTROPLATING	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	FELT PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	GLASS MANUFACTURE	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	GRAIN - drying	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	GRAIN - milling	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	HATCHERY	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	HAZARDOUS MATERIALS HAULING or STORAGE	1 per employee	N/A
MANF.	HOSIERY - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ICE CREAM - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	ICE PLANT - manufacturing & processing	1 per 1,500 sf GFA	1 per 300 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
MANF.	INSULATION PRODUCTS - manufacturing & processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	JUNKYARD or SALVAGE YARD	1 per employee	N/A
MANF.	PETRO CHEMICALS BULK STORAGE	1 per employee	N/A
MANF.	MATTRESS - manufacturing & rebuilding	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	METAL FORGING or ROLLING MILL	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	METAL PRODUCTS - fabrication	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	MILLINERY - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	MILLWORK & WOOD PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	MOVING and TRANSFER COMPANY - with trucks attached to trailers for a total exceeding 24 feet in length	N/A	N/A
MANF.	NOVELTY and SOUVENIR - manufacture	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	NUCLEAR or RADIOACTIVE INSTRUMENTATION - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	OFFICE EQUIPMENT, FURNITURE - manufacture	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	OIL WELL SUPPLIES and MACHINERY - manufacturing.	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PACKING and GASKET - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PACKING PLANT - no rendering	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PAINTS, ETC. - manufacturing & processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PAPER PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PETROLEUM - manufacturing or processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PIPE STORAGE	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	PLANING MILL	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PLASTIC / VINYL - manufacturing or processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PLAYGROUND EQUIPMENT - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	POULTRY PROCESSING - caged hen operation	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	POULTRY PROCESSING & LIVE POULTRY STORAGE - completely enclosed	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	PROCESSING - other than food	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	REFRIGERATION EQUIPMENT - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	RENDERING PLANT	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	SAND or GRAVEL - storage & sales	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	SHOE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	SHOE - wholesale (manufacturing permitted)	1 per 1,500 sf GFA	1 per 300 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
MANF.	SHOE POLISH - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	SIGN MANUFACTURE	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	STONE CURING, MONUMENT - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	STORAGE - outside (open with no screening required)	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	STORAGE - outside (screening from public ROWs and adjacent property required)	1 per 600 sf GFA	1 per 350 sf GFA
MANF.	TEXTILE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TILE - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TILE , ROOFING & WATERPROOFING PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TOBACCO - processing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TOOL - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TOY - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	TRAILER - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	VENETIAN BLIND - cleaning & fabrication	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	VULCANIZING, RECAPPING	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	WATER DISTILLATION	1 per employee	N/A
MANF.	WELL DRILLING CONTRACTOR	1 per 1000 sf GFA	1 per 200 sf GFA
MANF.	WIRE PRODUCTS - manufacturing	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	WOOD PROCESSING by CREOSOTING or OTHER PRESERVING TREATMENT	1 per 1,500 sf GFA	1 per 300 sf GFA
MANF.	WOOL PULLING and SCOURING	1 per 1,500 sf GFA	1 per 300 sf GFA
MEDICAL	MEDICAL - surgical supplies wholesale	1 per 600 sf GFA	1 per 350 sf GFA
OFFICE	AERIAL SURVEY - Administrative offices no on-site flight services	1 per 1,000 sf GFA	1 per 200 sf GFA
OFFICE	OFFICE	1 per 300 sf GFA	1 per 140 sf GFA
OFFICE	OFFICE - less than 3,000 sq. ft. and less than 35 ft. in height	1 per 300 sf GFA	1 per 140 sf GFA
PLANTS	FLORIST - wholesale	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
PLANTS	LANDSCAPING MATERIALS - sales & storage	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
PLANTS	NURSERY - plant wholesale onsite growing permitted	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
PRINT	PRINTER - large scale other than quick print	1 per 1,500 sf GFA	1 per 300 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
PROCESSING	COSMETICS - manufacturing or processing	1 per 1,500 sf GFA	1 per 300 sf GFA
PROCESSING	FOOD & FOOD PRODUCTS - processing	1 per 1,500 sf GFA	1 per 300 sf GFA
PROCESSING	PUNCH CONCENTRATE - processing & mixing	1 per 1,500 sf GFA	1 per 300 sf GFA
PROCESSING	PUNCH CONCENTRATE PRODUCTS - mixing only	1 per 1,500 sf GFA	1 per 300 sf GFA
RECREATION	ARCHERY RANGE - outdoor	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	ARCHERY RANGE - indoor	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	ATHLETIC FIELDS - noncommercial	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	ATHLETIC FIELDS - commercial	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	BOWLING ALLEY	2 per lane	4 per lane
RECREATION	GOLF COURSE - private (see residential use table)	N/A	6 per hole
RECREATION	GOLF COURSE - publicly owned	N/A	6 per hole
RECREATION	GOLF DRIVING RANGE	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	RECREATIONAL FACILITY - private community wide	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA
RECREATION	RECREATIONAL FACILITY - private neighborhood	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA
RECREATION	RECREATIONAL FACILITY - public community wide	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA
RECREATION	RECREATIONAL FACILITY - public neighborhood	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA
RECREATION	RIFLE & PISTOL RANGE - indoor	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	RIFLE & PISTOL RANGE - outdoor permitted	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	SKATEBOARD TRACK	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	SKATING RINK - ice or roller skating	5 per 1,000 sf GFA	7 per 1,000 sf GFA
RECREATION	STABLE & EQUESTRIAN CENTER	1 per 1,500 sf GFA	1 per 300 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
RECREATION	TENNIS, RACQUETBALL or HANDBALL - noncommercial (outside courts permitted)	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	TENNIS, RACQUETBALL or HANDBALL - commercial (outside courts not permitted)	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	TENNIS, RACQUETBALL or HANDBALL - commercial (outside courts permitted)	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	TENNIS, RACQUETBALL or HANDBALL - noncommercial (outside courts not permitted)	1 per 6 seats or 1 per 30 sf GFA if no permanent seats	1 per 4 seats or 1 per 50 sf of GFA is no permanent seats
RECREATION	RECREATIONAL VEHICLE PARK	N/A	N/A
RETAIL	AIR CONDITIONERS - retail (incidental to other onsite retail items in "D")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	ANTIQUE STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	APOTHECARY - see (DRUGSTORE - apothecary)	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	APPAREL & ACCESSORY STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	APPLIANCE - retail (incidental to other onsite retail items in "D")	1 per 400 sf GFA	1 per 200 sf GFA
RETAIL	ART GALLERY	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	BAKERY - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	BOOKSTORE	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	BUSINESS MACHINES - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	CAMERA, PHOTOGRAPHIC EQUIPMENT & SUPPLIES - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	CANDY, NUT and CONFECTIONERY - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	CATERING SHOP	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	CONVENIENCE ICE HOUSE - retail convenience store	6 per 1,000 sf GFA	10 per 1,000 sf GFA
RETAIL	CONVENIENCE STORE - w/ gas sales	6 per 1,000 sf GFA	10 per 1,000 sf GFA
RETAIL	DAIRY PRODUCTS - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	DRUGSTORE - apothecary	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	DRY GOODS - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FARM SUPPLIES	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FEED, SEED, FERTILIZER SALES - no outside storage in "C-3"	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FISH MARKET - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FLEA MARKET - indoor	1 per 300 sf GFA	1 per 200 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
RETAIL	FLEA MARKET - outdoor	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building
RETAIL	FLOOR COVERING - retail (incidental to other onsite retail items in "D")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FLORIST - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FOOD LOCKER PLANT - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FOOD STORE - limited in "C-1" to maximum 3000 sq. ft. total floor area	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FRUIT and PRODUCE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	FURNITURE SALES - retail	1 per 600 sf GFA	1 per 200 sf GFA
RETAIL	GIFT SHOP - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	GLASS - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	GROCERY STORE - retail (limited to maximum 3000 sq. ft. total in "C-1")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	HARDWARE SALES - retail (limited to maximum 3000 sq. ft. total in "C-1")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	HEAD SHOP	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	HOBBY STORE - retail (limited to maximum 3000 sq. ft. total in "C-1")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	HOME IMPROVEMENT CENTER	1 per 400 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building
RETAIL	JEWELRY STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	LEATHER GOODS or LUGGAGE STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	MEDICAL - surgical supplies retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	MILLINER - custom	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	MUSIC STORE	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	NEWSSTAND	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	NURSERY - retail (growing plants on site permitted)	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	NURSERY - retail (no growing plants on site permitted)	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	OFFICE EQUIPMENT and SUPPLY - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	PAINT and WALLPAPER STORE - retail & wholesale	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	PET SHOP - retail	1 per 300 sf GFA	1 per 200 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
RETAIL	PLUMBING FIXTURES - retail (incidental to other onsite retail items in "D")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	RUG or CARPET - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	SECONDHAND MERCHANDISE - retail no outside storage or display of inventory permitted)	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	SHOE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	SILK SCREENING - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	SPORTING GOODS - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	STAMPS and COIN SALES - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	STATIONARY PRODUCTS - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	TAMALE - preparation retail (less than 2,000 sq. ft. in "C-1" & "C-2")	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	THRIFT STORE - retail see (SECONDHAND MERCHANDISE)	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	TOBACCO STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	TOY STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	TROPHY SALES, ENGRAVING & ASSEMBLY	1 per 300 sf GFA	1 per 200 sf GFA
RETAIL	VARIETY STORE - retail	1 per 300 sf GFA	1 per 200 sf GFA
SALES	BOAT - sales & service	1 per 600 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
SALES	MACHINERY, TOOLS & CONSTRUCTION EQUIPMENT SALES & SERVICE	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
SALES	FARM EQUIPMENT SALES, SERVICE or STORAGE	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
SALES	OIL WELL SUPPLIES and MACHINERY SALES - used	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
SALES	PORTABLE BUILDING SALES	1 per 300 sf GFA	1 per 200 sf GFA
SCHOOL	SCHOOL - private university or college	1 per 4 students	1 per 2 students
SCHOOL	SCHOOL - public university or college	1 per 4 students	1 per 2 students
SCHOOL	SCHOOL - Montessori	1 per classroom	2 per classroom
SCHOOL	SCHOOL - nursery (public & private)	1 per classroom	2 per classroom
SCHOOL	SCHOOL - private pre-kindergarten through 12th grade	1 per classroom	2 per classroom
SCHOOL	SCHOOL - public pre-kindergarten through 12th grade	1 per classroom	2 per classroom
SERVICE	AIR CONDITIONING / REFRIGERATION - service & repair	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	ALTERING/REPAIRING OF APPAREL	1 per 300 sf GFA	1 per 200 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
SERVICE	AMMUNITION - manufacturing, loading & storage	1 per 1,500 sf GFA	1 per 300 sf GFA
SERVICE	APPLIANCE - repair major	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	APPLIANCE - repair small	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	AUDITORIUM	1 per 6 seats or 1 per 30 sf if no permanent seating	1 per 4 seats or 1 per 50 sf if no permanent seating
SERVICE	BANK, SAVINGS and LOAN	1 per 1,000 sf GFA	1 per 200 sf GFA
SERVICE	BARBER or BEAUTY SHOP	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	BICYCLE - repair	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building
SERVICE	BOAT & MARINE - storage (outside permitted)	1 per 600 sf GFA	1 per 350 sf GFA
SERVICE	BODY PIERCING	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	CEMETERY or MAUSOLEUM	N/A	N/A
SERVICE	COPY OR BLUEPRINTING - example "Quick Print"	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	COPY SERVICE - blueprinting and photocopying	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	COSMETICS - permanent	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	DAY-CARE CENTER - child and/or adult care	1 per 375 sf GFA	1.5 per 375 sf GFA
SERVICE	DELICATESSEN	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	DRY CLEANING - limited to five employees	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	DRY CLEANING - pickup station only	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	ELECTRIC REPAIR - heavy equipment	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	ELECTRIC REPAIR - light equipment	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	ELECTRONIC EQUIPMENT - repair	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	ELEVATOR MAINTENANCE - service	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	EMPLOYMENT AGENCY	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	EXTERMINATORS	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	FOOD - restaurant or cafeteria	1 per 100 sf GFA	1 per 40 sf GFA
SERVICE	FUNERAL HOME or UNDERTAKING PARLOR	1 per 4 seats	1 per 2 seats
SERVICE	FURNITURE REPAIR / UPHOLSTERING	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	GASOLINE FILLING STATION - w/o repair service (car wash allowed)	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
SERVICE	GASOLINE FILLING STATION - with repair service and/or car wash	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
SERVICE	GUNSMITH	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	GYMNASIUM - commercial	1.5 per 1000 sf GFA	10 per 1,000 sf GFA
SERVICE	JANITORIAL / CLEANING SERVICE	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LABORATORY - research	1 per 1,000 sf GFA	1 per 200 sf GFA
SERVICE	LABORATORY - testing	1 per 1,000 sf GFA	1 per 200 sf GFA
SERVICE	LAUNDRY and DRY CLEANING - self service	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LAUNDRY- limited to max of five employees	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LAUNDRY or DRY CLEANING - pickup station only	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LAWNMOWER REPAIR AND SERVICE - no outside storage in "C-2"	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LIBRARY	1 per 300 sf GFA	1 per 125 sf GFA
SERVICE	LINEN or UNIFORM SUPPLY, DIAPER SERVICE (pickup & supply only)	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	LOAN OFFICE	1 per 1,000 sf GFA	1 per 200 sf GFA
SERVICE	LOCKSMITH	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	MANUFACTURED HOME / OVERSIZE VEHICLE SALES, SERVICE or STORAGE	1 per 500 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building
SERVICE	MASSAGE - parlor	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MASSAGE - therapeutic	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - chiropractor office	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - clinic (physician and/or dentist)	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - clinic physical therapist	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - hospital or sanitarium	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - laboratory dental or medical	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - optical goods retail	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	MEDICAL - optical goods wholesale	1 per 600 sf GFA	1 per 350 sf GFA
SERVICE	MEDICAL - optician	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MEDICAL - optometry office	1 per 400 sf GFA	1 per 100 sf GFA
SERVICE	MINI WAREHOUSE - over 2.5 AC. requires specific use permit in "C3" & "D"	4 spaces plus 2 for manager's quarters	N/A
SERVICE	MORTUARY - embalming and preparation only	1 per 400 sf GFA	1 per 100 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
SERVICE	MOVIE RENTALS	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	PALM READING	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	PAWN SHOP	1 per 300 sf GFA	1 per 150 sf GFA
SERVICE	PICTURE FRAMING	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	POST OFFICE	1 per employee	N/A
SERVICE	READING ROOM	1 per 300 sf GFA	1 per 125 sf GFA
SERVICE	REDUCING SALON	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	SCHOOL - business college	1 per 200 sf	1 per 150 sf
SERVICE	SCHOOL - trade (no outside storage & training area permitted)	1 per 200 sf	1 per 150 sf
SERVICE	SCHOOL - trade (outside storage & training area permitted)	1 per 200 sf	1 per 150 sf
SERVICE	SELF-DEFENSE INSTRUCTION	1 per 200 sf	1 per 150 sf
SERVICE	SHOE - repair	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	SIGN SHOP - no outside storage	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	STUDIO - fine or performing arts	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	STUDIO - interior decorating	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	STUDIO - photographic	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	STUDIO - sound & recording	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TAILOR SHOP	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TATTOO PARLOR/STUDIO	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TAXIDERMIST	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TOOL RENTAL - fenced & screened outside storage permitted	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TOOL RENTAL - outside storage permitted	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	TREE CUT & TRIM SERVICE	1 per 300 sf GFA	1 per 200 sf GFA
SERVICE	WATCH REPAIR	1 per 300 sf GFA	1 per 200 sf GFA
SOCIAL	CLUB - private	1 per 3 persons	N/A
SOCIAL	CLUBHOUSE - private including lodges & meeting halls	1 per 3 persons	N/A
STORAGE	CARTING, CRATING, HAULING, STORAGE	1 per 600 sf GFA	1 per 350 sf GFA
STORAGE	COLD STORAGE PLANT	1 per 600 sf GFA	1 per 350 sf GFA
STORAGE	FUR DYEING, FINISHING and STORING	1 per 1,500 sf GFA	1 per 300 sf GFA
STORAGE	ICE CREAM TRUCK STORAGE	N/A	N/A
STORAGE	MOVING COMPANY	N/A	N/A
STORAGE	STORAGE - outside (under roof and screened)	1 per 600 sf GFA	1 per 350 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
TRANSPORTATION	AIRPORT - non-governmental	1 per 666 emplanements	N/A
TRANSPORTATION	FREIGHT DEPOT	N/A	N/A
TRANSPORTATION	HELIPORT	1 per 4 seating accommodations for waiting passengers plus 0.5 per employee	N/A
TRANSPORTATION	HELISTOP	N/A	N/A
TRANSPORTATION	PASSENGER DEPOT	1 per employee	N/A
UTILITIES	RADIO or TELEVISION STATION WITHOUT TRANSMISSION TOWER	1 per service employee	N/A
UTILITIES	TELEPHONE EQUIPMENT INFRASTRUCTURE	1 per service employee	N/A
UTILITIES	WIRELESS COMMUNICATION SYSTEMS	1 per service employee	N/A
UTILITY	SANITARY LANDFILL, SOLID WASTE FACILITY	1 per employee	N/A
WAREHOUSE	OFFICE WAREHOUSE (FLEX SPACE) - outside storage not permitted	1 per 1,000 sf GFA	1 per 200 sf GFA
WAREHOUSING	WAREHOUSING	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	BAKERY - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	BARBER and BEAUTY EQUIPMENT - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	CAMERA, PHOTOGRAPHIC EQUIPMENT & SUPPLIES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	DAIRY EQUIPMENT SALES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	DAIRY PRODUCTS - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	DRUG SALES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	FISH MARKET - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	FOOD PRODUCTS - wholesale & storage	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	FRUIT and PRODUCE - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	FURNITURE SALES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	GLASS - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	GROCERY - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	HARDWARE SALES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	OFFICE EQUIPMENT and SUPPLY - wholesale (incidental to other onsite retail items in "D")	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	PAPER SUPPLIES - wholesale (incidental to onsite retail items in "C-3" and "D")	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	PLUMBING FIXTURES - wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	SHOE - wholesale no manufacturing	1 per 600 sf GFA	1 per 350 sf GFA

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
WHOLE.	SPORTING GOODS - wholesale (incidental to onsite retail items in "D")	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	STONE MONUMENT - retail & wholesale	1 per 600 sf GFA	1 per 350 sf GFA
WHOLE.	TAMALE - preparation wholesale (less than 2,000 sq. ft. in C-1 & C-2)	1 per 600 sf GFA	1 per 350 sf GFA

(c) Responsibility for off-Street parking facilities

The provision for and maintenance of off-Street parking facilities shall be the responsibility of the operator and owner of the use, structure and/or land on which is located the use for which off-Street parking facilities are required.

(d) Size and location**(1) Dimensions**

Off-Street parking spaces shall have minimum dimensions of nine (9) feet in width and eighteen (18) feet in length, exclusive of access or maneuvering area, ramps and other appurtenances and except as provided in subsection (b). Stall Depth shall be based upon the angle of parking, as set forth in Column (B) of Table 526-1. The minimum width of access aisles internal to a parking lot or structure shall be as prescribed in Column (C) of Table 526-1.

(2) Compact vehicles

Up to thirty (30) percent of the required parking spaces may be designated for use by compact vehicles with minimum dimensions of eight (8) feet in width and sixteen (16) feet in length. Compact vehicle parking areas shall be identified by individually marking each parking space surface with lettering a minimum of six (6) inches in size.

Table 526-1
Minimum Stall Length and Aisle Width (Feet)

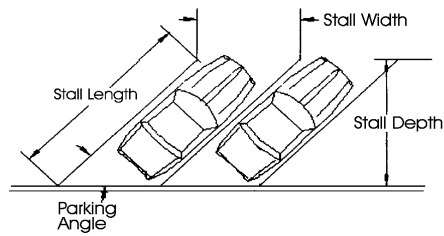
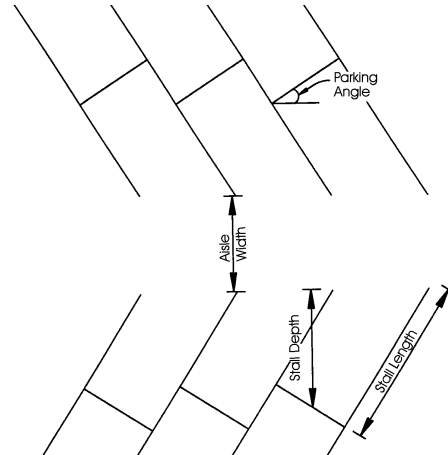
(A) Parking angle	(B) Stall Depth			(C) Aisle Width	
	Car-to-Wall Stalls	Interlocking Stalls	One-Way Operation	Two-Way Operation	
30°	17	13	12	19	
45°	19	16	12	19	
60°	20	18	16	20	
75°	20	19	22	22	
90°	18	18	25	25	

* Parking Angles Permitted by City of San Antonio.

Rules of Interpretation for Table 526-1:

- A. The aisle is the traveled path through a parking facility which provides access to one or 2 parking vehicles
- B. Stall Length refers to the length of the parking stall measured perpendicular to the angle of parking. Stall Depth is the projected vehicle length from the wall measured perpendicular to the aisle.

[Reference: Weant & Levinson, *Parking* (Eno Foundation, 1990).

**Car-to-Wall Stall****Interlocking Stall****(3) Location**

Except as otherwise permitted under a cooperative parking plan, off-street parking facilities shall be located on the lots on which the use or structure for which they are provided is located.

(4) Turnarounds

All parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way.

(e) Construction and maintenance

Off-street parking facilities shall be constructed, maintained and operated in accordance with the following specifications:

(1) Drainage and surfacing

Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris.

(2) Wheel guards

Boundary or perimeter areas shall be provided with wheel guards, bumper guards or continuous curbing so located that no part of parked vehicles will extend beyond the property line of the parking area. One (1) wheel stop shall be placed at the end of each parking space.

(3) Protective screen fencing

Areas shall be provided with protective screen fencing so that occupants of adjacent structures are not unreasonably disturbed by the movement of vehicles either during the day or night.

(4) Lighting

Facilities shall be arranged so that the source of light is concealed from public view and from adjacent residential properties and does not interfere with traffic.

(5) Entrances and exits

Facilities shall be provided with entrances and exits consistent with the requirements of § 35-506(r) of this Chapter.

(6) Prohibition of other uses

Facilities shall not be used for the sale, repair, dismantling, or servicing of any vehicle, equipment, materials, or supplies.

(7) Limitation on size of vehicles

In residential districts facilities shall be used only by vehicles up to three-fourths (3/4) ton.

(f) Sharing off-Street parking facilities – Cooperative Parking Plan

Pursuant to the following procedure, either part of all of the required off-Street parking facilities may be located on a site other than the one occupied by the use or structure requiring such facilities.

(1) Cooperative parking plan

Two (2) or more uses may share the same off-Street parking facilities and each use may be considered as having provided such shared space individually. Such shared parking space, however, shall not be considered as having been provided individually unless the schedules of operation of all such uses are such that none of the uses sharing the facilities require the off-Street parking facilities at the same time. This arrangement for sharing of off-Street parking facilities shall be known as a cooperative parking plan.

(2) Application for approval of cooperative parking plan

An application for approval of a cooperative parking plan shall be filed with the Director of Public Works by the owner of the entire land area to be included within the cooperative parking plan, the owner or owners of all structures then existing on such land area, and all parties having a legal interest in such land area and structures. Sufficient evidence to establish the status of applicants as owners of parties in interest shall be provided. The application shall include plans showing the location of the uses or structures for which off-Street parking facilities are required, the location of the off-Street parking facilities, and the schedule of times used by those sharing in common.

(3) Registration of cooperative parking plan

The application shall be reviewed for approval or disapproval by the Director of Building Inspections and Director of Public Works. Upon approval, a copy of the plan shall be registered among the records of the Director of Public Works and shall thereafter be binding upon the applicants, their heirs, successors and assigns. The registration shall limit and control the issuance and validity of permits and certifications and shall restrict, limit, and control the use and operation of all land and structures included within such cooperative parking plan.

(4) Amendment or withdrawal of cooperative parking plan

Pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking plan was approved and registered, any such plan may be amended or

withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan and all land and structures withdrawn from such plan comply with the regulations of this chapter.

(g) Shared Parking Facilities – Mixed Use Developments

Developments which contain a mix of uses on the same parcel, as set forth in Table 526-2 below, may reduce the amount of required parking in accordance with the following methodology:

- (1) determine the minimum parking requirements in accordance with Table 526-2 for each land use as if it were a separate use,
- (2) multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F) of Table 526-2,
- (3) calculate the total for each time period, and
- (4) select the total with the highest value as the required minimum number of parking spaces.

The number of parking spaces may be reduced in accordance with this table without a cooperative parking plan.

Table 526-2

(A) Land Use	Weekday		Weekend		(F) Nighttime (midnight - 6 a.m.)
	(B) Daytime (9 a.m. - 4 p.m.)	(C) Evening (6 p.m. - midnight)	(C) Daytime (9 a.m. - 4 p.m.)	(E) Evening (6 p.m. - midnight)	
Office/Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Commercial	40%	100%	80%	100%	10%

(h) Minimum requirements

The minimum requirements for off-Street parking facilities in all zones other than the “D” Downtown District shall be governed by Table 526-3. The classification of uses enumerated in the table are general and are intended to include all similar uses. Where a classification of uses is not determined from the table, the Director of Public Works, after consulting with the directors of planning and building inspections, shall fix the classification. Provided, however, said minimum requirements may be reduced in accordance with the provisions of § 35-523(f)(2).

Where any requirement for five (5) or more parking spaces results in a fractional unit, a fraction of one-half (1/2) or more shall be considered a whole unit and a fraction less than one-half (1/2) shall be disregarded. In those cases in which less than five (5) spaces are required, a full parking space shall be required to fulfill a fractional space requirement.

(i) Pervious Pavement

Vehicle Parking spaces may exceed the maximum number of spaces permitted if the additional spaces are designed as Pervious Pavement. Pervious Pavement shall comply with the following:

- (1) Pervious Pavement shall be located only on soils having a permeability rating of Moderate Rapid to Very Rapid (see definition of Permeability in Appendix A of this Chapter).
- (2) Pervious Pavement shall not be located in soils with an apparent or perched high water table or a depth to bedrock of less than ten (10) feet, as set forth in Table 3 of the Soil Survey.
- (3) Pervious Pavement shall not be located on any slope exceeding ten percent (10%) over twenty (20) feet.
- (4) The Pervious Pavement area shall be vacuum-swept and washed with a high-pressure hose not less than four (4) times per year.

References: American Society of Civil Engineering Design and Construction of urban Stormwater Management systems (WEF Manual of Practice FD-20, 1992), at 496-97; Dewberry & Davis, Land Development Handbook: Planning, Engineering & Surveying (McGraw-Hill: 1996), at 629.



Source: North Carolina Cooperative Extension, Onslow County Center

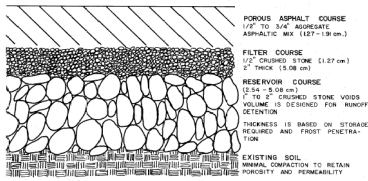


FIGURE 2

POROUS ASPHALT PAVING TYPICAL SECTION

Source: US EPA, Porous Pavement: Design & Operational Criteria (Aug. 1980)

(j) Rear Parking Design Standards

Parking the rear of the Principal Use or Principal Building is encouraged. Off-street surface parking areas which are screened from the view of public streets by the Principal Buildings shall be exempt from the parking lot screening requirements of the Landscaping Standards of this Chapter.



Large surface parking areas lengthen travel distances between buildings and create conflicts between pedestrians and traffic.

(k) Bicycle Spaces

Where bicycle spaces are required by Table 526-3, the spaces shall be located within fifty (50) feet of the primary entrance. The spaces shall not be located behind any wall, shrubbery, or other visual obstruction lying between the Principal Building and the bicycle spaces. Bicycle spaces may be provided through spaces or bicycle storage racks. Bicycle spaces shall be at least 2'6" in width and 6'0" in length and shall be separately marked.



Rear parking and small front setbacks minimize walking distances between buildings and conflicts between pedestrians and vehicles.

Adapted from: M. Greenberg, *The Poetics of Cities* (1995), at 205.

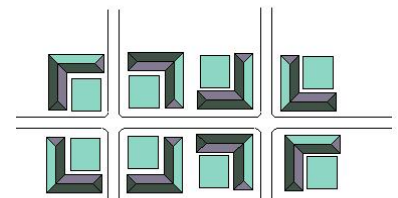
(l) Maximum requirements in Edwards Recharge Zone District (ERZD)**(1) Generally**

Unless as provided for in subsection (2) below, the maximum ratio of off-Street parking for uses located within the ERZD shall be seven (7) parking spaces for each one thousand (1,000) square feet of gross floor area (7/10 of one space per one hundred (100) square feet) for any use.

(2) Exception

In the event that the minimum off-Street parking requirements under this subdivision require more than seven (7) parking spaces for each one thousand (1,000) square feet of gross floor area for a use which is located within the ERZD, such minimum requirements shall be complied with, but may not be exceeded.

A: Front Parking A: Rear Parking



Front parking areas (Figure A) create long distances between commercial destinations, while rear parking and shallow setbacks (Figure B) permit customers to reach multiple destinations on foot.

Adapted from: M. Greenberg, *The Poetics of Cities* (1995), at 198.

35-527 Off-Street Truck Loading Requirements**(a) General requirements**

Truck loading facilities, shall be required in all zones other than the "D" Downtown District for structures containing uses devoted to businesses, industry, manufacturing, storage, warehousing, processing, offices, professional buildings, hotels, multiple family dwellings, hospitals, airports, railroad terminals, and any buildings of a commercial nature.

No structure shall be designed, erected, altered, used, or occupied unless the off-Street truck loading facilities herein required are provided. In the event that structures are enlarged, expanded, or changed, the structures shall not be used, occupied, or operated unless there is provided at least the amount of off-Street truck loading facilities that would be required if the increment were a separate structure.

(b) Responsibility

The provision for and maintenance of the off-Street truck loading facilities shall be the joint and several responsibility of the operator and owner of the land upon which the structure requiring the facilities is located.

(c) Types and location

There shall be two (2) sizes of off-Street truck loading spaces designated. "Large" and "Small." Each large space shall have an overhead clearance of at least fourteen (14) feet, shall be at least twelve (12) feet wide, and shall be at least fifty (50) feet long, exclusive of access or maneuvering area, platform, and other appurtenances. Each small space shall have an overhead clearance of at least ten (10) feet, shall be at least eight (8) feet wide, and shall be at least twenty (20) feet long, exclusive of access or maneuvering area, platform and other appurtenances.

(d) Location

Off-Street truck loading facilities shall be located on the same lot on which the structure for which they are provided is located; provided, however, that facilities provided under cooperative arrangement as hereinafter permitted may be located on another site not more than three hundred (300) feet from the structure for which they are provided. Service entrances and service yards shall be located only in the rear or side yard. Service yards shall be screened from adjacent residentially zoned or used property by the installation by the installation of a bufferyard as set forth the Landscaping Standards of this Chapter.

(e) Construction and maintenance

Off-street truck facilities shall be constructed, maintained and operated in accordance with the following specifications:

(1) Drainage and surfacing

Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt, and maintained in good condition free of weeds, dust, trash, and debris.

(2) Protective screen fencing

Areas shall be provided with protective screen fencing such that occupants of adjacent structures are not unreasonably disturbed by the movement of vehicles either during the day or night.

(3) Lighting

Lighting facilities shall be so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.

(4) Entrances and exits

Areas shall be provided with entrances and exits so located as to minimize traffic congestion.

(f) Combined facilities

Requirements for the provision of off-Street truck loading facilities with respect to two (2) or more structures may be satisfied by the permanent allocation of the requisite number of spaces for each use in a common truck loading facility, cooperatively established and operated; provided, however, that the total number of spaces designated is not less than the sum of the individual

requirements unless, in the opinion of the director of public works, a lesser number of spaces will be adequate, taking into account the respective times of usage of the truck loading facilities by the individual users, the character of the merchandise, and related factors. In order to eliminate a multiplicity of individual facilities, to conserve space where space is at a premium, and to promote orderly development generally, the director of public works is hereby authorized to plan and group off-street truck loading facilities cooperatively for a number of structures requiring such facilities within close proximity to one another in a given area in such manner as to obtain maximum efficiency and capacity, provided consent thereto is obtained from the participants in the cooperative plan.

(g) Minimum requirements; area

The following minimum truck loading spaces shall be provided in all districts for structures containing the uses enumerated in Table 527-3:

Table 527-3
Minimum Truck Loading Spaces

Square Feet of Gross Floor Area in Structure	Required Number of Spaces
0 up to and including 12,500	1 (small)
12,501 up to and including 25,000	2 (small)
25,001 up to and including 40,000	1 (large)
40,001 up to and including 100,000	2 (large)
For each additional 80,000 over 100,000	1 (large)

(h) Waiver

The Director of Public Works is authorized to waive the off-Street loading requirements for structures that are required to provide and maintain fewer than five (5) off-Street parking spaces, or any other structure if the design and the proposed use of the structure shows no need of off-street loading.